



February 6, 2017, Hcm #5
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DEPARTMENT OF COMMUNITY SERVICES
PLANNING DIVISION
TOWN OF WEST HARTFORD
50 SOUTH MAIN STREET
WEST HARTFORD, CT 06107-2431
TEL: (860) 561-7555 FAX: (860) 561-7504
www.westhartford.org

PERMIT APPLICATION FOR INLAND WETLANDS & WATERCOURSES
ACTIVITY: (check one of the following)

☒ MAP AMENDMENT ☐ REGULATED ACTIVITY
File # 1058 Application Fee \$647.³² Surcharge Fee 60. Date Received 1-20-17

Street Address of Proposed Application: 180 Wood Pond Road

Zone: R-10 Acreage/Lot Area 1.219 Parcel/Lot# 6284 2 180 0001

Applicant's Interest in Property: Consultant Engineer to the Authorized Agent

Brief Description of Proposed Activity: Amend Town Wetlands Map

The undersigned warrants the truth of all statements contained herein and in all supporting documents to the best of his/her knowledge and belief. Furthermore, the applicant agrees that submission of this document constitutes permission and consent to Commission and Staff inspections of the site. *Note: Notice is hereby given the Connecticut Department of Public Health must be notified by applicants for any project located within a public water supply aquifer protection area or watershed area. (CTDPH website at <http://www.dph.state.ct.us>)*

Penfield Jarvis, Trustee

Record Owner's Name

195 Bloomfield Ave.

Street

W. Htfd CT 06117

City State Zip

(860) 523-1067

Telephone #

James A. Thompson

Applicant's Name

98 Wadsworth St

Street

Hartford CT 06106

City State Zip

(860) 527-2677

Telephone #

Contact Person:

James A. Thompson

Name

98 Wadsworth St

Street

Hartford CT 06106

City State Zip

(860) 527-2677

Telephone #

jthompson@buckandbuck.net

E-Mail

James A. Thompson
Applicant's Signature
James A. Thompson
Signature of Owner/Authorized Agent

June 8, 2015

Mr. James Thompson
Buck and Buck Engineers
98 Wadsworth Street
Hartford, CT

RE: 180 Wood Pond Road
West Hartford, CT

Dear Mr. Thompson:

I am writing to report the results of our wetland and watercourse delineation at the referenced site. The wetland delineation was conducted by a soils and wetland scientist, according to the requirements of the CT Inland Wetlands and Watercourses Act (P.A. 155) and Section 404 of the federal Clean Water Act. Under the CT statute, wetlands are defined as areas of poorly drained, very poorly drained, floodplain, and alluvial soils, as delineated by a soil scientist. Watercourses are defined as bogs, swamps, or marshes, as well as lakes, ponds, rivers, streams, etc., whether natural or man-made, permanent or intermittent. Under Section 404, wetlands are defined as "those areas that are saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas."

The wetland was delineated by walking over the site on June 4, 2015, and examining the upper portion of the soil profile with a spade and auger. Those areas that met definition noted above were marked with red plastic flagging numbered WL 1-12. The wetlands consist of Aquents and Wilbraham and Menlo very stony silt loams. The Aquents map unit is a miscellaneous land type used to denote man-made or man-disturbed areas that are wet. These soils have an aquic soil moisture regime and can be expected to support hydrophytic vegetation. Typically, these soils occur in places where less than 2 feet of earthen material have been placed over poorly or very poorly drained soils; areas where the natural soils have been mixed so that the natural soil layers are not identifiable; or where the soil materials have been excavated to the water table. At this site, the AQ map unit consists primarily of shallow fill over wetland soils.

The Wilbraham and Menlo extremely stony map unit contains two soil series that are so intermingled on the landscape that it is not practical or necessary to separate them. The Wilbraham series consists of poorly drained loamy soils formed in subglacial till. The soils are very deep to bedrock and moderately deep to a densic contact. They are nearly level to gently sloping soils in drainageways and low-lying positions of till hills. Wilbraham soils have a water table at or near the surface much of the year. The Menlo series consists of very poorly drained loamy soils formed in subglacial till. They are very deep to bedrock and moderately deep to a densic contact (hardpan). They are nearly level soils in depressions and drainageways of till covered plains and hills. Depth to bedrock is commonly more than 6 feet. Menlo soils have a water table at or above the surface most of the year (i.e., the soil may be ponded).

Please note that the wetland flagging was not extended along the shoreline of Woodridge Lake, which fluctuates regularly in response to rainfall and is controlled by an engineered outlet. There are no wetlands along the shoreline; Woodridge Lake is regulated as a water body.

The non-wetland soils were not examined in detail, except as was necessary to identify the boundary with the wetland soils. They consist of Manchester gravelly sandy loam (37) and Urban Land (307). The Manchester series consists of very deep, excessively drained soils formed in sandy and gravelly glacial outwash and stratified drift. They are nearly level to steep soils on outwash plains, terraces, kames, deltas and eskers. The soils formed in sandy and gravelly glaciofluvial materials and stratified drift derived mainly from red sedimentary rocks and basalt. The soils are droughty. Gravel is commonly excavated from areas of these soils. Urban Land is a miscellaneous land type used to denote areas that are predominately buildings, parking lots, roads, and landscaping.

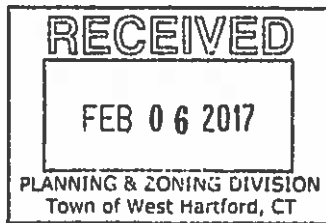
The wetland area flagged consists of a broad swale, with an intermittent watercourse along its southern limit. Within the wetland limit, the vegetation is largely ornamental, dominated by *Pachysandra*. There is little woody vegetation within either the wetland, or the upland review area on the site. The vast majority of the land draining to the wetland is maintained as lawn, with the exception of a few small hemlock, spruce, white pine and beech trees south of the existing home.

The wetland area is small and does not contain any significant wetland habitat or native vegetation. A large portion of the watershed of the watercourse that passes through it has been developed for single family houses and it accepts untreated runoff from Woodpond Road and Woodruff Road. The grades in the wetland are very flat and it may provide some minor flood storage function during periods when the lake level rises above elevation $\pm 170'$. The dense herbaceous layer, even though non-native, also provides a minor function in filtration of sediment and nutrients.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read 'MSK', is written above the printed name.

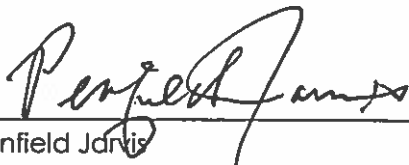
Michael S. Klein, Principal
Soil Scientist
Professional Wetland Scientist



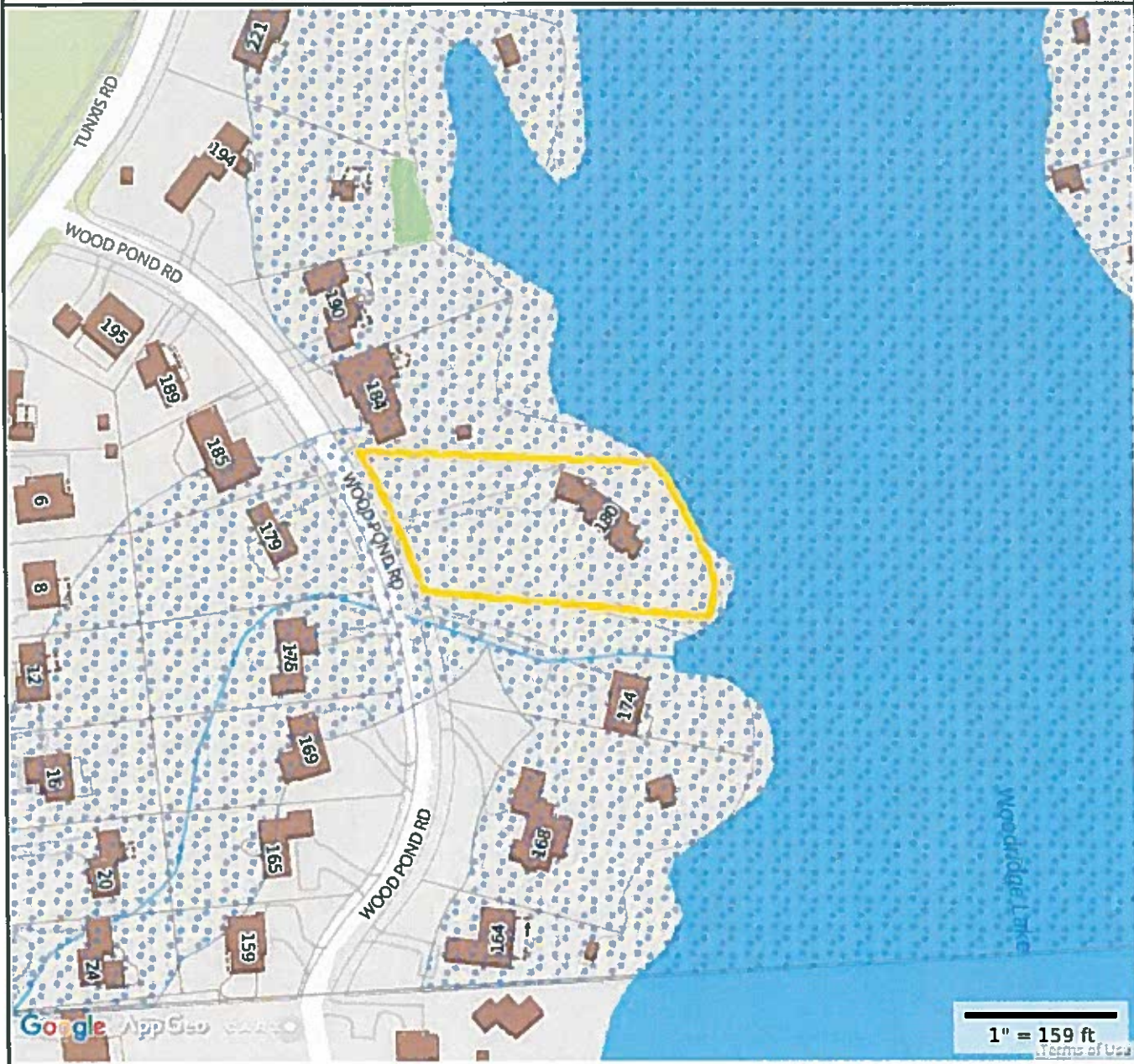
PENFIELD JARVIS
195 BLOOMFIELD AVENUE
WEST HARTFORD, CONNECTICUT 06117

January 18, 2017

James A. Thompson is my authorized agent for the Wetlands Applications to the Town of West Hartford.


Penfield Jarvis

180 Wood Pond Road - Existing Wetland Map



Property Information

Property ID 6284 2 180 0001
Location 180 WOOD POND ROAD
Owner PENFIELD JARVIS TR



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town of West Hartford, CT makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated 5/1/2016
Properties updated Daily

**Town of West Hartford
Conservation and Environment Commission
Meeting Minutes
February 27, 2017, 7:00 PM
Town Hall, Room 314**

Roll Call: Commissioners Jessica Schaeffer-Helmecki, Stephanie Wnuck, Ryan Langan, Chen Lu and Matt Macunas were in attendance.

Old Business: Ryan Langan offered a motion to approve the minutes from the January 2017 meeting, which was seconded Chen Lu and approved unanimously.

New Business:

- 1) **180 Wood Pond Road- Application (IWW #1058)** of Penfield Jarvis, Trustee, R.O. (James A. Thompson, Engineer) requesting approval of a map amendment to the Official Inland Wetlands and Watercourses Map of the Town of West Hartford. The proposed amendment is based on an on-site soil survey prepared by a professional soil scientist. (Submitted for IWWA receipt on February 6, 2017. Required public hearing scheduled for March 6, 2017.)
- 2) **180 Wood Pond Road- Application (IWW #1059)** of Penfield Jarvis, Trustee, R.O. (James A. Thompson, Engineer) requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities, which may have an adverse impact on a wetland and watercourse. The application proposes the demolition of the existing home and construction of new home with an approximately 3,878 s.f. foot and associated site improvements including expanded driveway and patio areas. The entire parcel lies within the 150' upland review area. (Submitted for IWWA receipt on February 6, 2017. Determined to be potentially significant and set for public hearing on March 6, 2017.)

Representing the Applicant for items 1 and 2, above, were Jim Thompson of Buck and Buck, LLC, and engineering firm in Hartford, CT, and Michael Klein of Environmental Planning Services, a Wetland, Biological and Soil Sciences firm in West Hartford, CT.

The Applicant proposes to demolish the existing home and to construct a new single-family residence in the same place as the existing home with essentially the same footprint. The new home will cover approximately 7% of the lot (below the 30% maximum allowed). Applicant also proposes abandonment of the two existing septic tanks, connection to town sewer system, installation of a geothermal closed loop system (3 wells to be drilled), installation of a generator, reinforcement of the shoreline retaining wall (brownstone), and construction of a rain garden to capture surface and roof runoff. The new house will be located 30 feet from Woodridge Lake and 50 feet from the watercourse line to the south.

The entire property is located within the upland review area. There is an intermittent watercourse along the south property line. No activity will occur in the Lake, wetland, or watercourse areas. Applicant proposes to use double silt fencing with straw wattle and a temporary slurry pit for the geothermal well drilling.

Applicant's proposed rain garden will eliminate untreated storm water discharge into Woodridge Lake, will require less maintenance than retention basins, and will function year-round.

Applicant stated that portions of the existing brownstone retaining wall along the lake have deteriorated. In those areas, Applicant proposes reinforcing the bank with coir fiber logs with live willow, alder and dogwood shrubs to prevent additional erosion.

The CEC expressed no concerns with applications 1 and 2, above.

- 3) **660 Mountain Road- Application (IWW #1060)** of Gledhill Nursery, Inc., Record Owner, (Kevin Solli, P.E.) requesting approval of a map amendment to the Official Inland Wetlands and Watercourses Map of the Town of West Hartford. The proposed amendment is based on an on-site soil survey prepared by a professional soil scientist. (Submitted for IWWA receipt on February 6, 2017. Special Meeting scheduled for March 22, 2017.)
- 4) **660 Mountain Road- Application (IWW #1061)** of Gledhill Nursery, Inc., Record Owner, (Kevin Solli, P.E.) requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities, which may have an adverse impact on a wetland and watercourse area (the Hart Meadow Brook). The application proposes the redevelopment of the exiting nursery including the demolition of the nursery building and the construction of fifteen new residential dwelling units and associated site improvements. The existing single-family residential dwelling is to remain for a total of sixteen residential units. (Submitted for IWWA receipt on February 6, 2017. Determined to be potentially significant and scheduled for a Special Meeting on March 22, 2017.)

Representing the Applicant for items 3 and 4, above, were Kevin Solli, PE of Solli Engineering in Monroe, CT, and Michael Klein of Environmental Planning Services, a Wetland, Biological and Soil Sciences firm in West Hartford, CT.

Applicant stated that most of the 9-acre site is gravel covered, has experienced substantial development and impact to regulated areas since the 1950s, has no native vegetation, and includes the Hart Meadow Brook (which runs west to east along the northern border of the property) and regulated wetland areas associated with watercourse.

Applicant proposes to demolish the existing structures, gravel cover, and the paved roadway on the north side of Hart Meadow brook. Impervious surface area is estimated to fall from the existing 3-acres to approximately 1½ acres. While approximately 2,000 cubic yards of gravel and other materials will be removed, applicant expects a net import of topsoil and materials to support grading and new plantings. All invasive and non-native vegetation is to be replaced with native trees, shrubs, and wetland herbs. The areas around Hart Meadow Brook will be reinforced with vegetated swale to significantly reduce runoff and act as a buffer along the northern property line and homes on Fairfield Road.

Applicant stated that most of the property is located within the upland review area. Delineated wetland areas are located in the center-south portion (2 existing ponds, one of which is manmade), in the northeast corner associated with Hart Meadow Brook (including the first discharge of the brook), and in the southeast corner (the second discharge of the brook).

Applicant proposes to join the two center-south wetland areas/ponds with a new stream connection, expanding the north wetland pond and replant with native wetland species. Retaining walls, gravel, and debris will be removed and replaced with native species and stabilized with biodegradable erosion control blankets. The eastern wetland and watercourse areas will also be reinforced with re-graded and native plantings, while existing footbridges and other dilapidated structures are removed.

The CEC expressed no concerns with applications 3 and 4, above.

- 5) **178 Westmont – Application (IWW # 1062)** of 188 Westmont Lot B LLC, Sal Leone, Record Owner/Applicant, (Darin Lemire, P.E.) requesting approval of a map amendment to the Official Inland Wetlands and Watercourses Map of the Town of West Hartford. The proposed amendment is based on an on-site soil survey prepared by a professional soil scientist. (Submitted for IWWA receipt on March 6, 2017.)
- 6) **178 Westmont - Application (IWW # 1063)** of 188 Westmont Lot B LLC, Sal Leone, Record Owner/Applicant, (Darin Lemire, P.E.) requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities, which may have an adverse impact on a wetland and watercourse area. The application proposes the construction of a new home with an approximately 3172 s.f. footprint and associated site improvements including a driveway, 220 LF of precast concrete wall, and the creation of three (3) wetland mitigation areas. (Submitted for IWWA receipt on March 6, 2017.)

Representing the Applicant for items 5 and 6, above, were Darin Lemire, PE, of Freeman Companies in Hartford, CT, and George Logan, of REMA Ecological Services, LLC, in Manchester, CT.

The Applicant proposes to build a new single-family home of approximately 3,172 square feet on two of the three regulated wetland areas (Wetland A and Wetland B) on the property. The three regulated wetland areas on the property would be relocated and/or reinforced according to the Applicant's plans.

Wetlands A, B, and C comprise 3,197 square feet, with Wetland C totaling 2,190 square feet, according to the Applicant. Offsite wetlands and an intermittent watercourse currently flow into Wetland B to Wetland C. Applicant concludes that Wetlands A and B are transitional in nature and are too small to be assessed for wetland functions and values using U.S. Army Corps of Engineers' standards and, therefore, proposes filling them in.

Applicant states that 1,070 square feet of regulated wetlands would be impacted, along with 435 linear feet of watercourse. Applicant would replace or re-establish Wetlands A and B in the south and southwest portions of the property; Wetland C would be reinforced with a mitigation area to its immediate west. Applicant proposes 2,805 square feet of Wetland Habitat Creation and creating 435 linear feet of watercourse to mitigate any impact to the existing wetlands and watercourse.

The Applicant's plan envisions the new watercourse and Wetlands A & B to handle flows from the offsite wetland and intermittent watercourse, enabling surface and groundwater to flow from Wetland B to Wetland C via a new culvert under the new driveway. Reinforcements around Wetland C would reduce overflows into and across Westmont Street.

A retention wall measuring up to ten feet high would be constructed along some of the north, most of the west, and a small portion of the south side of property between the new home and the new watercourse and Wetland Mitigation areas.

The CEC expressed concerns with Applications 5 and 6 because of the proposed plans to build directly on top of regulated Wetlands. The proposed map amendment is based on site conditions over multiple observations and would shrink a previous wetlands delineation tied to original 2014 plans for site construction; the amendment thus shrinks the total area that may be adversely affected by the development compared to the previous delineation which would be larger. The CEC did not make recommendations to the Applicant. The CEC notes that these are regarded as low-performing wetlands whose existence can be largely attributed to previous developments on abutting properties, and the Applicant has made efforts to devise a solution that engineers new watercourse flows. We nonetheless find that the proposed activities would have adverse impact on existing wetlands.

Adjournment motioned by Langan, seconded by Wnuck.